034.0	0003	0029.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	519,200 / 519,200
					USE VALUE:	519,200 / 519,200
					ASSESSED:	519,200 / 519,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOGASHI ELENA K	
Owner 2:	SUCHY DAVID M	
Owner 3:		
Street 1:	115 SUNNYSIDE AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	TOGASHI ELENA K -
Owner 2:	-
Street 1:	115 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,967 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Aluminum Exterior and 1311 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2967.000	193,400		325,800	519,200
Total Card	0.068	193,400		325,800	519,200
Total Parcel	0.068	193,400		325,800	519,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.03 | /Parcel: 396.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23628
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2801!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0029.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	193,600	0	2,967.	325,800	519,400	519,400	Year End Roll	12/18/2019
2019	101	FV	142,000	0	2,967.	295,200	437,200	437,200	Year End Roll	1/3/2019
2018	101	FV	142,000	0	2,967.	280,000	422,000	422,000	Year End Roll	12/20/2017
2017	101	FV	142,000	0	2,967.	244,300	386,300	386,300	Year End Roll	1/3/2017
2016	101	FV	121,000	0	2,967.	208,700	329,700	329,700	Year End	1/4/2016
2015	101	FV	96,100	0	2,967.	193,400	289,500	289,500	Year End Roll	12/11/2014
2014	101	FV	96,100	0	2,967.	160,300	256,400	256,400	Year End Roll	12/16/2013
2013	101	FV	96,100	0	2,967.	152,700	248,800	248,800		12/13/2012

PRINT

Date	Time
12/10/20	18:09:14

LAST REV

Date	Time
07/15/19	09:12:56
apro	
2801	

USER DEFINED

Prior Id # 1:	23628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOGASHI ELENA K	69225-138		5/2/2017	Convenience	1	No	No		
SCYPINSKI CHRIS	65389-491		5/19/2015		450,000	No	No		
MESSAC ACHILE--	38978-604		4/29/2003		300,000	No	No		
	16938-175		4/1/1986		115,200	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2012	1321	Manual	13,118	C				
9/26/2012	1228	Re-Roof	8,154	C				
10/7/2009	952	New Wind	5,058					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/28/2016	Sales Review	PT	Paul T
4/18/2013	Info Fm Prmt	EMK	Ellen K
4/16/2013	Info Fm Prmt	EMK	Ellen K
1/23/2009	Meas/Inspect	294	PATRIOT
1/16/2009	Measured	189	PATRIOT
2/25/2000	Mailer Sent		
2/23/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2967		Sq. Ft.	Site		0	64.	1.72	3									325,766						325,800	

Total AC/HA:	0.06811	Total SF/SM:	2967	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	325,766	Spl Credit		Total:	325,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94078970
Adj $ / SQ:	127.007
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	237642
Depreciation:	44201
Depreciated Total:	193441

COMMENTS

EST BMT; COMMON WALL. PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

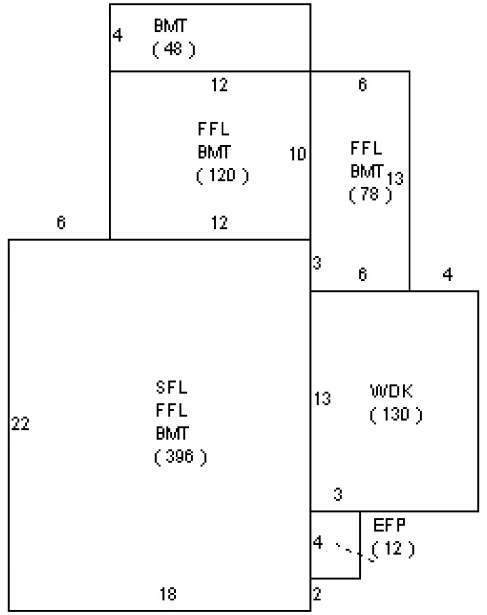
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	127.01
Special Features:	0	Val/Su Net:	109.02
Final Total:	193400	Val/Su SzAd	195.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	642	50.490	32,411
FFL	First Floor	594	127.010	75,442
SFL	Second Floor	396	127.010	50,295
WDK	Deck	130	12.880	1,675
EFP	Enclos Porch	12	68.300	820

Net Sketched Area:	1,774	Total:	160,643
Size Ad	990	Gross Are	1774	FinArea	1311
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0029.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc